

140 Royal Oak Gardens NW  
Calgary, Alberta

MLS # A2178360



**\$425,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,209 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 309
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** na

This south-facing 3-bedroom townhome offers a perfect blend of comfort and convenience. Situated in the interior of the complex, the home features a private, landscaped rear yard with a patio—ideal for outdoor relaxation. The fully finished basement provides versatile space for a hobby room, home office, or extra living area. An attached garage adds convenience, offering direct access to the home and additional storage. Located just minutes from Royal Oak Centre, YMCA, shopping, dining, and a variety of local amenities, this townhome offers easy access to everything you need while providing a quiet retreat. Don't miss out—schedule your showing today or check out the 3D tour